

Minutes

Wenham Affordable Housing Trust
Wednesday, Jan 20, 2016
7pm at Wenham Town Hall

Present: Joshua Anderson, Michelle Bailey, Catherine Harrison, Jamie White
Rick Woodland (Guest)

The Meeting was called to order at 7:05pm.

- 1) Acceptance of the Minutes. C. Harrison moved that the minutes of the Dec. 16, 2015 meeting be approved. The motion was seconded by M. Bailey. The motion was approved 4-0.
- 2) The resignation of John Mulvihill in 2015 has created some confusion about the term of a new member. This will be worked out through the selectmen.
- 3) Josh Anderson has previously been approved to pay for any bills related chimney repairs at Friend Court.
- 4) The current Trust Fund Balances:
 - a) Affordable Housing Trust \$651,130.50
 - b) Brady Funds \$218,320.18*

*a \$5000 correction was made from last month

5) The trustees discussed how the balances in the funds were invested. J. Anderson referred to the trust document which states that the Treasure Collector is the custodian of the funds. Catherine Harrison will discuss this matter with the Treasure Collector.

6) The Trustees reviewed the current inventory of Affordable Housing Units. These numbers remain stable.

7) The LLC for Friend Court currently holds a balance of \$4,416.60. However there is a need for chimney repair in the near future. The estimate for repair would cost the LLC up to \$650.

Rick Woodland is interested in joining the Wenham Affordable Housing Trust. He introduced himself. The trustees voted to recommend to the Wenham Board of Selectmen that Rick Woodland be appointed as a Trustee.

8) A proportional appraisal is being done on Boulder Lane to make it more marketable to developers. A previous report on this property recommended one of the uses be for affordable housing.

9) There is currently no update on the Maplewoods property or legal case.

10) J. Anderson invited Albert Ellis with Spring Hill Farms to attend the meeting, but he did not hear back from him.

11) Catherine Harrison has been in touch with Jennifer Goldson about service related to programs the Affordable Housing Trust may want to pursue related to Housing Production Plans or visioning. C. Harrison will forward the information.

12) The Trustees discussed working more closely with the collector's office regarding surplus or tax delinquent properties to see if there are opportunities to convert to affordable housing.

13) The town has the right of first refusal regarding the Lakeview Golf Course property. The selectmen held a well attended meeting where the public showed interest in purchasing the property. If this were to occur, one possible use would be affordable housing.

NEXT MEETING: The next meeting will be held on February 17.

Motion was made and accepted to adjourn.

Respectfully submitted

Michelle Bailey

Documents:

- Balance for fund 83-00-3590-000 (WAHT Funds) dated 1/20/2016
- Ledger History for account 83-000-4820-000 (WAHT earnings) dated 1/20/2016
- Ledger History for account 27-312-3580-0410 (Brady funds) dated 1/20/2016
- Ledger History for account 27-122-480-0410 (Brady earnings) dated 1/20/2016
- Department of Housing and Community Development CH40b Subsidized Housing Inventory dated 9/12/2014
- Salem 5 statement for WAHT Friend Court LLC date 12/31/2015
- Salem 5 statement for WAHT Friend Court LLC, Security Deposit Escrow Account dated 12.31.2015
- Email from Michael Kilburn dated 1/19/2016 regarding the chimney at Friend Ct.
- Email from Catherine Tinsley date 1/4/2016 regarding Rick Woodland's interest in membership on the Trust.
- Emails from Josh Anderson, Albert Ellis, and Emilie Cadematori between 10/2/2015 and 1/13/2016